

## **MITIGATED NEGATIVE DECLARATION**

July 27, 2006

Project Name: Trinity Presbyterian Church of Spring Valley

Project Number(s): P69-129W<sup>4</sup>, Log No. 04-18-003

**This Document is Considered Draft Until it is Adopted by the Appropriate  
County of San Diego Decision-Making Body.**

This Mitigated Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the following:

- a. Initial Study Form
  - b. Environmental Analysis Form and attached extended studies for drainage, noise, traffic, and stormwater management
1. California Environmental Quality Act Mitigated Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment.
2. Required Mitigation Measures:

Refer to the attached Environmental Initial Study for the rationale for requiring the following measures:

Noise

1. Specify that the gymnasium and the columbarium shall have no exterior noise-generating equipment in the Phase 1 and Phase 3 plans respectively.
2. Specify in the Phase 2 plans two roof-mounted Carrier Model 38EYG024-30 air conditioners or use two equivalently sized units each with a maximum sound power rating of 76 decibels (A). These units shall be located in the central portion of the Ward Center Building no closer than 18 feet from any roof edge, as per Figure 4 of the noise analysis by EDAW dated February 15, 2005.
3. Specify in the Phase 2 plans the parapet wall on the Ward Center Building as a "noise control element" of the roof design. The minimum height of the parapet walls shall be 1.5 feet with respect to the mounting sites for the two air conditioners.
4. Specify in the Phase 3 plans eight ground-mounted Carrier Model 38EYG024-30 air conditioners or use eight equivalently sized units each with a maximum sound power rating of 76 decibels (A). These units shall be divided into two groups of four to be located at each end of the Education Center Building (northwest and southeast). They shall be aligned in rows with a separation of 36 inches. The northwest group shall be no closer than 72 feet from the northern property line, while the southeast group shall be no closer than 113 feet from the northern property line and no closer than 130 feet from the eastern property line. The location and arrangement of these units for Phase 3 shall as shown per Figures 5 and 8 of the noise analysis by EDAW dated February 15, 2005.
5. Specify in the Phase 3 plans that the four ground-mounted Carrier Model 38EYG024-30 air conditioners or equivalently-sized units located at the northwest end of the Education Center Building shall be equipped with sound hoods for their compressors (Carrier Kit KSASH1801COP). These hoods shall reduce each of their noise levels by a minimum of two decibels (A).
6. Specify that the hours of operation for the structures for each phase shall be as per Exhibit 6 in the noise analysis by EDAW dated February 15, 2005.
7. Specify the schedule of the HVAC operation for the Ward Center Building of Phase 2 shall be from 9:00 a.m. to 9:00 p.m. This equipment has a fixed thermostat Honeywell Model T874D1165 control for this facility listed in Exhibit 7 of the noise analysis by EDAW dated February 15, 2005.

8. Specify the schedule of the HVAC operation for the Education Center of Phase 3 shall be Monday through Friday from 8:00 a.m. to 3:00 p.m. and Sundays from 8:00 a.m. to 12:00 p.m. This equipment has a fixed thermostat control for the rooms listed in Exhibit 7 of the noise analysis by EDAW dated February 15, 2005. The thermostats listed include a Honeywell Model T8600, Mitsubishi Model PAR-JC241KUS, and the Marvair Model T874R111.

Traffic

This project is required to comply with the Transportation Impact Fee (TIF) program to mitigate for cumulative impacts of project traffic. Prior to obtaining a building permit for each structure permitted by this project, the builder shall pay the applicable TIF.

3. Critical Project Design Elements That Must Become Conditions of Approval:

The following project design elements were either proposed in the project application or the result of compliance with specific environmental laws and regulations and were essential in reaching the conclusions within the attached Environmental Initial Study. While the following are not technically mitigation measures, their implementation must be assured to avoid potentially significant environmental effects.

None.

**ADOPTION STATEMENT:** This Mitigated Negative Declaration was adopted and above California Environmental Quality Act findings made by the:

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on \_\_\_\_\_

CATHY CIBIT, Planning Manager  
Regulatory Planning Division

CC:EG:jcr

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